

356 Ranches

8,800 Acre Cattle Ranch: located just north of Roosevelt, WA. This ranch is blessed with gorgeous views and abundant wild life. Primarily range land some cropland and CRP \$1,740,000. Call Lowell Ash 509-413-6233 email: lowell@clarkjennings.com

Eastern Oregon Stock Property:

Great livestock operation, pastures, Alfalfa, live water, great calving area more out of the elements, large home, new shop, center pivots for irrigation, 2 new since 2013. Abundant wildlife, deer, pheasants, quail, turkey's, ducks, geese, fish, coyotes, LOP tags available, \$1,695,000. Tom Phillips Agency 541-889-8401. Email: tomtpa7@gmail.com

356 Ranches

Motivated Seller Price Reduced (165) Acres: Douglas County Oregon, new well, septic approved, 1-5 access, \$310,000. 503-362-3055

NANCE-RHEA CREEK

Approximately 785 deeded acres, 32.8 water rights, \$4,730 annual CRP payment, currently pasturing about 50 animal units 8 - 9 months, buying hay for winter feeding. Improvements include nice 2,500 square foot manufactured home, bunk house, shop, livestock barn and associated facilities. Mule deer, Quail, Pheasant & Chukkar. 1/2 mile Rhea Creek. 15 miles to Heppner, OR. Asking \$665,000. **Rae Anderson, Broker, Agrilands 208-761-9553.** Full brochure at agrilandsrealestate.com

356 Ranches

Private Great View 165 Acres, Central Oregon, center of Ochoco Mountains, 10 minutes to town. Bend, 45 minutes. Newer 4 bedroom home, view, large shop, behind gate, surrounded by huge 12,000 acre ranch, fenced, spring, safe and beautiful, \$725,000. 541-390-2371

SOUTH FORK RANCH:

Located in Eastern Oregon. 3/4 Mile of river frontage, (205) acres, (50) irrigated, mountain & valley views, serene setting. Two-story custom ranch home, (3) bed, (2.5) bath, LOP tags, office building, machine shop, hay cover, loafing shed, livestock corrals, fenced & cross fenced, \$667,500. RMLS #16048241 **Duke Warner Realty, Dayville, OR. 541-987-2363** www.rmls.com ddwr@ortelco.net

SUMMER PASTURE:

10,000 acres, 7200 acres deeded, lots of water, high country, Eastern Oregon, \$2,750,000. Tom Phillips Agency 541-889-8401, Email: tomtpa7@gmail.com

380 Farms



14 Acres: water rights, irrigation well, domestic well. 9 out buildings, 2 are heated, 2 barns. 3800 square foot home, full basement included. Big fenced yard, asphalt circular driveway, great for 25 head cows or horses, year-round with irrigation, \$850,000. Optional 168 acres of pasture ground to lease. 2800 acres of farm ground for sale. Farm equipment also for sale. Turnkey operation. Eastern Washington. 509-721-0869

Scio, OR. Irrigated Bare Land Farm:

52 acres with 47 acres irrigated from Crabtree Creek. Mostly Class I and II soils. Corner of Purpor Road and Richardson Gag RD., \$450,000. John Birnie, Broker Agri-Business Real Estate Services. 503-559-8245

SMALL DAIRY FARM/ FARM NEEDED

Looking for an old farm or preferably old dairy farm with milk barn. We own and operate a sheep dairy + creamery. Searching for a property with a house, barns, minimum 50 acres. Great references and established business. Contact for details or questions. Lease Option or Purchase with owner financing. Joe 707-338-3651, havertonhill.com havertonhill@gmail.com

380 Farms

Beautiful 211 Acre Rickreall Willamette Valley OR. Farm. 29 acres water right. Good soils. Hwy 99W frontage. Life estate on 1900s remodeled home, \$1,600,000. John Birnie, Broker Agri-Business Real Estate Services. 503-559-8245

NURSERY & FOREST DWELLING

35 acres with 1800 square foot home, Mullino, OR. Irrigation well and 15 acre water right certificate, newer septic system. 10 acres young forest, large level areas for outbuildings, balance in pasture. Potential building site with view, \$519,000. MB Kostrikin, Equity Oregon Real Estate 503-706-1263 www.HomesAtCanby.com

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380 Farms

Farm/ Ranch For Sale By Owner: Eastern Washington, 560 total acres. 385 Acres of dry farm land plus 175 acres fenced pasture. Spokane County 160 acres. Lincoln County 400 acres. Joined parcels. Approximately 11 acres of pine trees, old farm house, partially collapsed large barn, 1 out building, good functioning well, Century Link telephone, Avista electricity, on paved road. Great potential for development. \$1,250,000. 509-990-3310 bcederblom@gmail.com

SANDY, OREGON

Stunning & majestic panoramic views of Mt. Hood & the Sandy River Valley including Badger Creek area, Hunchback Mt., Wildcat Mt., & Squaw Mt! 80 Acres with approximately 40 acres recently cleared! Endless possibilities! Build your dream home and surround it with pastures and farmland. Maybe you prefer agricultural use, Christmas trees, nursery, or home business! Privacy galore! Only 5 miles from Sandy for shopping & convenience. Call for buyer incentives! \$649,000

Marie Teune Principal Broker Cell 503-680-6227 Office 503-826-9000 marieteune@johnscott.com **John L. Scott REAL ESTATE** www.marieteune.com johnscott.com

380 Farms

Irrigated Farm for Sale: 194 Acres deeded, 240 acres long term lease, all pivot irrigated. Harrah, WA. 509-728-4495



Double Cash Crop, you sell the flowers and the tubers. By the way, you also get a nursery "wholesale and retail," cut flowers, produce farm and a beautifully designed 3 bedroom home. Port-Angeles, WA. This information is just to get you interested. For all the info, go to www.schwabrealty.net or call Jonathan White direct at 360-461-5312.

380 Farms

10 Acre Horse Farm 100% Off Grid: trails and hunting. \$340,000. Elma, WA. 360-482-3897, 360-470-1899

Water Rights For Sale

608.4 acre-feet of Tucannon River, WA. water rights for irrigation of 156.2 acres. Call Steve at 509-520-8204 or John at 253-310-6560

WA ACREAGE

10 Acres Chehalis Panoramic View of Valley & Mountains. \$40,000. **75 Acres Chehalis** Land & Merch. Timber & Growing Timber \$250,000 **9.45 Acres Onalaska** Close to Lakes, Meadow/Wooded, View. \$55,000 **Frank Dipola Realty** 201 S. Tower St. Centralia, WA 98531 360-736-9561

for RANCHES & FARMS call Crater Lake Realty, Inc. Linda L. Long, Broker 541-891-5562 Chiloquin, OR linda@craterlakerealtyinc.com • craterlakerealtyinc.com

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON **HIDDEN VALLEY RANCH** 494 deeded acres west of Harper, OR on Hwy 20. Property has approximately 1 mile of Malheur River running thru it and borders thousands of acres of BLM land. 65 acres of water rights out of the river, owner has planted corn. This small ranch is an ideal getaway from the city. Great Chukar hunting in the area. \$550,000 **LONE PINE PARCEL** 160 acre parcel with access off of Lone Pine Road, 12 miles north of Burns. Juniper, sagebrush & some Pine. Borders BLM. Elk, deer and antelope. 2 LOP tags. Owner terms available to qualified buyer. \$120,000 **Curt Blackburn, Broker** Nancy Gregg, Broker 541-589-0025 541-589-1362 707 Ponderosa Village • Burns, OR 97720 541-573-7206 • Fax: 541-573-5011 E-mail: jblackbn@centurytel.net www.Jettblackburn.com

Farm Seller BUYING RURAL PROPERTY? • Ranches • Ranchettes • Land • Acreage • Horse Property • Pasture Visit Today! www.farmseller.com

Gone Fishin' 170 Plus Acres: Molalla, OR. Large 4,000 square foot 6 bedroom 3 bath fixer. Bring your imagination to return this once grand property to its glory days. Outbuildings include: Mother-in-law cottage, large 2 bay truck shop, machine shed, two big barns and a gazebo with fireplace. 3 large ponds, a small 12 tree apple orchard and RC air strip add to the amenities. \$1,200,000. MLS#16606148 Ed Stafford, RE/MAX HomeSource Office 503-829-8500, Cell 503-708-0981.

Farm is 2 years young and boasts 474 contiguous acres with 392 acres of irrigation, 6 pivot lines, 2 pumping stations, 68' x 176' hay barn, 40' x 60' shop with two 24' equipment sheds. Home was custom built with 4 beds, 2 baths, 2879 square feet. Possible separation of north unit of 317 acres with 260 irrigated for \$2,150,000 or south unit of 160 acres with 125 irrigated for \$1,675,000. John Ropp, Principal Broker/Owner, The Broker Network, 541-771-6564

\$1,400,000 Located on the East side of the valley with views of Mt. Emily, the Grande Ronde Valley and a backdrop of Mt. Harris and Mt. Fanny. 233 acres m/l with pivot irrigation, 2423 s.f., custom built, 3 BR, 2- 1/2 bath home with vaulted ceilings, barn, hay building, shop and lots of outbuildings. Also, an additional caretaker or hired help home on the property. **RANCH-N-HOME REALTY** Phillip Burling • John Collins Principal Brokers 541-963-5450 • www.ranchnhome.com 1526 Jefferson Ave, La Grande, OR 97850

Mckay Road Ranch 106.5 acres 43 ac. irrigation \$1,700,000 www.mckayroadranch-prinevilleoregon.com **Cascade Sotheby's INTERNATIONAL REALTY** **Farm & Ranch DIVISION** 650 SW Bond St., Ste 100 Bend, OR 97702 **PAM MAYO-PHILLIPS & BROOK HAVENS PRINCIPAL BROKERS** 541.480.1513 | 541.604.0788 pam.mayo-phillips@sothebysrealty.com brook.havens@sothebysrealty.com www.desertvalleygroup.com

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Three Modern & Efficient Rotary Dairies MULTI-SITE LISTING 9,000+ Head Capacity in 3 Sites | High Quality Local Feed Source **Asking Price \$9,000,000** This offering consists of 3 modern, efficient rotary dairies located southwest of Salt Lake City near Delta, Utah. The Sevier River provides irrigation to much of the surrounding area, allowing for an abundant local feed source for dairy operations. The total permitted capacity of the 3 dairies is 11,200 head and the effective total capacity is approximately 9,165 head. Contact Murray Wise Associates for additional property information. **BLISS DAIRY LOCATED IN DELTA, UT** MurrayWiseAssociates.com | Woltz.com (800) 607-6888 **MURRAY WISE ASSOCIATES LLC**

380 Farms 380 Farms 380 Farms 380 Farms 380 Farms 380 Farms 380 Farms 380 Farms

PACIFIC NORTHWEST PROPERTIES

WHEELER COUNTY, FOSSIL/KINZUA, OR - 39,670 deeded acres with adjacent USFS grazing allotment. One contiguous tract. Timber, numerous water sources, recreation paradise. **REDUCED \$28,000,000 #CP02815** **WASCO COUNTY, CLARNO, OR** - 47,120+/- acres. 29,279+/- acres deeded with an additional 11,000 acres of BLM and 7,000 acres of USFS leased lands. Over 8 miles of deeded river frontage on the lower John Day River. Exceptional fishing. **REDUCED \$19,750,000 #CP03015** **UMATILLA COUNTY, UKIAH, OR** - 16,200 contiguous acres 7 miles SW of Ukiah. Premier hunting and recreation. Multiple creeks, springs and stock ponds. Adjacent US Forest Service and BLM. Well balanced and various timber species. **\$12,960,000 #CP01015** **MALHEUR COUNTY, BROGAN, OR** - 10,677 acres. Native grasses, sagebrush hills and timber. Springs, creeks, and ponds. Two residences/outbuildings. Hayfield. BLM allotments. Excellent big game hunting. **\$4,540,000 #CP01016** **UMATILLA COUNTY, PENDLETON, OR** - 737+/- deeded ac of which 549 ac are irrigated under center pivots. 115 ac dryland crop enrolled in CRP and 62 ac rangeland. Main home and outbuildings. Includes freestanding solar feedback panel. Deer and bird hunting. Broker owned. **\$4,500,000 #CP01316** **MALHEUR/ BAKER COUNTY, IRONSIDE, OR** - 6,860 contiguous acres, excellent water including over 30 springs, superior hunting opportunity, corrals with truck access and separate holding pasture, currently runs 300 head for 6 months. **\$4,300,000 #CP02116** **MALHEUR COUNTY, BROGAN, OR** - Baker County/Malheur County, OR - 8,811 acres. Spring, summer, fall grazing. BLM allotment. Perennial grasses, sagebrush, and timber. Contiguous pastures. Excellent hunting opportunity. **\$3,970,000 #CP01116** **UNION COUNTY, MEDICAL SPRINGS, OR** - 5,350 contiguous acres timber parcel inside a larger 9,560 acre grazing area w/ additional 2,400 grazing acres negotiable for lease from seller. Ponds and springs. LOP tags for deer and elk. **\$3,445,000. #CP02514** **GILLIAM COUNTY, ARLINGTON, OR** - 1,271+/- of dryland crop, 732 ac in CRP, pasture and 10 wind turbines, 88 ac. currently seeded to wheat, 444 ac. of range. **\$1,800,000. #CP01214** **BAKER COUNTY, KEATING, OR** - 262 acres. Nice home, additional living quarters, shop, irrigated pasture, 1 mile of Powder River frontage. 127 acre water right, 2.5 acre pond. **\$1,699,000 #CP00416**

THE WHITNEY LAND COMPANY 541-278-4444 101 S.E. 3rd P.O. Box 1614 Pendleton, OR 97801 www.whitneylandcompany.com **• Jim Whitney, CCIM/Owner/Principal Broker** **• Todd Longgood, Owner/Broker** **• Gary Jellum, Broker** **• Timothy "Scott" Coe, Broker** **• Travis Bloomer, Broker** **• Blake Knowles, Broker** **• Christopher Stuvland, Broker** **MORROW COUNTY, LEXINGTON, OR** - 337 ac equine facility which includes 65 ac irrigated lands, 261 ac CRP, 3,349 SF home, and complete horse facilities. Additional 225 ac water rights. Turn-key operation. **REDUCED \$1,600,000 #CP00616** **MORROW COUNTY, HEPPNER, OR** - 517.31 acres located on Big Butter Creek. Pivots & water right. 122 acres of irrigated pasture, shop, and hay barns. Big Butter creek flows through the property. A rare Butter Creek Ranch property. **\$1,595,000 #CP01716** **UMATILLA COUNTY, PENDLETON, OR** - 1,508.17 total ac of which 1,494.52 ac are tillable soils containing expiring CRP contracts. Includes single story, well maintained residence and older barn. **REDUCED \$1,500,000 #CP00516** **GILLIAM COUNTY, CONDON, OR** - 1,976.64 total acres. Deer, elk, and upland birds located throughout the property. Currently 837.74 acres of range, 984.96 acres of dryland crop, and 153.94 acres under CRP contract. Home with bunkhouse and outbuildings. **\$1,335,430 #CP02716** **WHEELER COUNTY, MITCHELL, OR** - 1,475 total acres of timber and range. Bridge Creek, seasonal creeks and springs, elk and mule deer. **\$1,143,125 #CP03415** **BAKER COUNTY, HERFORD, OR** - 1,560 acres. Perennial streams, springs, timber, corrals. Excellent hunting, 3 LOP tags. **\$934,440 #CP02915** **BAKER COUNTY, KEATING, OR** 1,312 acre timber parcel with mountain pasture. Balm Creek Reservoir. Stream and springs. LOP tags. Located adjacent to Wallowa Whitman National Forest. **REDUCED \$899,000 #CP00714** **BENTON COUNTY, KENNEWICK, WA** - 6.29 acres with an indoor arena, horse barn, shop, with a new 2,254 square foot home, built in 2009 with too many amenities to list. A must see! **\$750,000 #CP02916** **GILLIAM COUNTY, CONDON, OR** - 1,398.18 total acres. CRP contract in place on 108.01 acres. 784.24 acres of range and 505.93 acres currently seeded to wheat. No improvements. Great deer, elk, and chukar hunting. **\$700,491 #CP02616**

UMATILLA COUNTY, PENDLETON, OR - Dryland wheat/CRP farm, Missouri Gulch. 394.73 acres northwest of Pendleton. 172 ac. enrolled CRP through 2022 and 220 ac. in production. **REDUCED \$395,000 #CP02914** **GILLIAM COUNTY, CONDON, OR** - 939.75 total acres. Property consisting of 612.27 acres of range, 229.52 acres currently in wheat production, and 97.96 acres of CRP. Abundant deer, upland birds, occasional elk. **\$385,979 #CP02516** **UMATILLA COUNTY, MILTON-FREEWATER, OR** - 16.93 acres with 14.5 acres fenced and cross fenced in pasture. Craftsman style 1,442 sq. ft. home. Outbuildings include double car garage/cook house, machine shed and shop. Couse Creek runs through property. **\$380,000 #CP03016** **GILLIAM COUNTY, CONDON, OR** - Columbia Plateau farm. Well cared for property. 80 ac, 40 crop, 2950 sf remodeled 4 bd., 2 bath home, shop, lg. barn and views of Mt. Hood & Mt. Adams. **REDUCED \$365,000 #CP00415** **UMATILLA COUNTY, PENDLETON, OR** - Development potential on this 76.37 acre parcel. Zoned to allow the creation of 4ea nine acre lots with 40+ acres of river bottom remaining for recreation. CRP contract on 31+ acres that expires in 2016. **\$350,000 #CP02415** **MORROW COUNTY, ECHO, OR** - CRP income property. 186.9 acres of land with 157.7 acres of CRP, power and well located on the property. The balance of the property is range pasture. **\$295,000 #CP03515** **UNION COUNTY, UNION, OR** - Secluded buildable 80+ acres near Tollgate and the Spout Springs Ski Resort. Mixed timbered and open parcel on the breaks of Lookingglass Creek. Forest Road access is seasonal. Bordered on 2 sides by Umatilla National Forest. Great view property. WMU 56. **\$290,000. #CP02316** **POLK COUNTY, CHEPUNUKIA, OR** - In priced. 86+/- acre. 51+/- ac. raised Christmas trees, oak trees, nice setting. **\$270,000 #CP01516** **BAKER COUNTY, OXBOW, OR** - 160 acres hunters paradise surrounded by BLM and NF 3 sides. Good water and timber. Zoned timber/grazing. **\$160,000 #CP01916** **UMATILLA COUNTY, PENDLETON, OR** - Potentially buildable lot of record. 39.24 acres with great views of the Blue Mountains. CRP contract that expires in 2016. Adjacent to a County road and 1/2 mile to power. Past uses include wheat production. **\$150,000 #CP02515**